### United States Bankruptcy Court Western District of New York

In re: Case No. 20-10322-CLB The Diocese of Buffalo, N.Y. Chapter 11

Debtor

CERTIFICATE OF NOTICE

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The following symbols are used throughout this certificate:

Symbol **Definition** 

Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS

regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 15, 2025:

Recip ID Recipient Name and Address

+ The Diocese of Buffalo, N.Y., 795 Main Street, Buffalo, NY 14203-1215

+ Charles Mendolera, c/o The Diocese of Buffalo, N.Y., 795 Main Street, Buffalo, NY 14203-1215

TOTAL: 2

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID Notice Type: Email Address Date/Time Recipient Name and Address

Email/Text: ustpregion02.bu.ecf@usdoj.gov

May 13 2025 18:25:00 Office of the U.S. Trustee, 300 Pearl Street, Suite

401, Olympic Towers, Buffalo, NY 14202-2523

TOTAL: 1

#### BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

#### NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 15, 2025 Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 13, 2025 at the address(es) listed below:

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on behalf of Creditor Gail Holler-Kennedy wgordon@garabedianlaw.com

William Henry Gordon

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TOTAL: 652

# UNITED STATES BANKRUPTCY COURT WESTERN DISTRICT OF NEW YORK

In re:

The Diocese of Buffalo, N.Y.,

Case No. 20-10322

Chapter 11

Debtor.

ORDER PURSUANT TO SECTIONS 105 AND 363 OF THE BANKRUPTCY CODE (A) APPROVING THE SALE OF CERTAIN REAL PROPERTY AT 0 EAST RIVER ROAD, GRAND ISLAND, NEW YORK, FREE AND CLEAR OF LIENS, CLAIMS, OBLIGATIONS, INTERESTS AND ENCUMBRANCES; (B) AUTHORIZING THE DIOCESE TO CONSUMMATE THE TRANSACTIONS RELATED THERETO; AND (C) GRANTING RELATED RELIEF

Upon the motion [Docket No. 3718] (the "Sale Motion"), filed by The Diocese of Buffalo, N.Y. (the "Diocese"), for entry of an order (this "Order") approving the sale of certain real property located at 0 East River Road, Grand Island, New York (the "Property") to Justin and Nicole Karcher (together, the "Purchaser"), free and clear of all Encumbrances<sup>1</sup>, authorizing the Diocese to consummate all transactions related to the proposed sale of the Property (the "Sale Transaction") and granting related relief; and the Court having entered an order on April 4, 2025 [Docket No. 3785] (the "Bidding Procedures Order") approving certain bidding procedures for the sale of the Property, among other relief; and the Purchaser having entered into a purchase agreement dated February 4, 2025 (the "Purchase Agreement") that was approved by the Court pursuant to the Bidding Procedures Order; and no party in interest having submitted a competing Qualified Bid, and the Auction having been cancelled as a result thereof; and a hearing to approve the Sale Transaction having been held on May 12, 2025 (the "Sale Hearing"); and all interested parties having been afforded an adequate opportunity to be heard; and the Court having reviewed and considered: (i)

<sup>&</sup>lt;sup>1</sup> Capitalized terms used, but not defined herein, shall have the same meaning ascribed to such terms in the Sale Motion.

the Sale Motion, and (ii) the arguments of counsel made and the evidence presented at the Sale Hearing; and it appearing that the relief requested in the Sale Motion and approval of the Sale Transaction with the Purchaser is in the best interests of the Diocese, its estate, and its creditors; and upon the record of the Sale Hearing and the Diocese's chapter 11 case (the "Chapter 11 Case"); and after due deliberation thereon; and good cause appearing therefor;

#### IT IS HEREBY FOUND AND DETERMINED THAT:<sup>2</sup>

A. This Court has jurisdiction and authority to hear and determine the Sale Motion pursuant to 28 U.S.C. §§ 157 and 1334. This matter is a core proceeding pursuant to 28 U.S.C. §§ 157(b). Venue of this Chapter 11 Case and the Sale Motion is proper pursuant to 28 U.S.C. §§ 1408 and 1409.

- B. The statutory predicates for the relief sought herein are sections 105 and 363 of title 11 of the United States Code 11 U.S.C. § 101 et seq., the "Bankruptcy Code", and Rules 2002, 6004, and 9014 of the Federal Rules for Bankruptcy Procedure (the "Bankruptcy Rules").
- C. This Order constitutes a final and appealable order within the meaning of 28 U.S.C, § 158(a). Time is of the essence in effectuating the Purchase Agreement and proceeding with the Sale Transaction. The Court expressly finds that there is no just reason for delay in the implementation of this Order, and expressly directs that the stay contemplated by Bankruptcy Rule 6004(b) is hereby vacated to any extent necessary to permit the immediate effectiveness of this Order. This Order shall be effective immediately upon its entry and the parties may consummate the transactions contemplated in the Sale Motion immediately upon entry of this Order.

<sup>&</sup>lt;sup>2</sup> The findings of fact and conclusions of law set forth herein constitute the Court's findings of fact and conclusions of law pursuant to Bankruptcy Rule 7052, made applicable to these proceedings by Bankruptcy Rule 9014. To the extent any of the following findings constitute conclusions of law, they are adopted as such. To the extent any of the following conclusions of law constitute findings of fact, they are adopted as such.

- D. The Bidding Procedures Order approved, among other things, certain notice and bidding procedures for the Auction and the Sale Hearing. The Bidding Procedures Order provided that it was immediately effective upon entry and such Order is a final and non-appealable order and remains in full force and effect.
- E. As evidenced by the Certificates of Service [Docket Nos. 3751, 3774, 3804, 3837, and 3845] filed with the Court, proper, timely, adequate and sufficient notice of the Sale Motion, the Auction, and the Sale Hearing has been provided in accordance with the terms of the Bidding Procedures Order and Bankruptcy Code sections 102(1) and 363(b) and Bankruptcy Rules 2002, 6004, 9006, 9007 and 9014 to all persons and entities entitled to such notice. No other or further notice of the Sale Motion (and any transactions contemplated thereby), the Sale Hearing, or the entry of this Order is necessary or shall be required.
- F. A reasonable opportunity to object or be heard regarding the requested relief has been afforded to all interested persons and entities.
- G. The Diocese scheduled an Auction in accordance with the Bidding Procedures Order, but no party in interest submitted a competing Qualified Bid by the bid deadline, and thus the Auction was cancelled. The bidding and sale process was non-collusive, fair and reasonable, and conducted in good faith within the meaning of section 363(m) of the Bankruptcy Code. The Purchaser acted in good faith in all respects of its participation in the bid process. Neither the Diocese nor the Purchaser have engaged in any conduct that would prevent the application of section 363(m) of the Bankruptcy Code or cause the application of, or implicate, section 363(n) of the Bankruptcy Code to the consummation of the Sale Transaction. The process afforded a full, fair and reasonable opportunity for any Qualified Bidder to make an offer for the Property.
- H. The Purchase Price of \$79,000 was the highest and best bid, and the Purchaser was determined to be the Successful Bidder. The Purchase Agreement represents a fair and reasonable

offer to purchase the Property under the facts and circumstances of the Chapter 11 Case, and the form and total consideration to be realized by the Diocese pursuant to the Purchase Agreement constitute a transfer of the Property at fair market value. Approval of the Purchase Agreement and the consummation of the transactions contemplated thereby is in the best interests of the Diocese, its creditors, its estate, and all other parties in interest.

- I. The Diocese has articulated a sufficient business justification under the standard set forth in *In re Lionel Corp.*, 722 F.2d 1063 (2d Cir. 1983) and has otherwise demonstrated a sufficient basis and the existence of compelling circumstances requiring it to sell the Property as contemplated in the Sale Motion and the terms set forth herein. Such an action is an appropriate exercise of the Diocese's reasonable business judgment and is in the best interests of the Diocese, its creditors, and its estate.
- J. The Purchaser, the Diocese and their professionals have complied with the Bidding Procedures Order in all material respects and in good faith.
- K. The offer of the Purchaser and the total consideration to be realized by the Diocese: (i) is the highest and best offer received by the Diocese; (ii) is fair and, reasonable; and (iii) is in the best interests of the Diocese, its creditors and its estate. The Diocese's determination that the Purchaser's offer constitutes the highest and best offer for the Property constitutes a valid and sound exercise of the Diocese's reasonable business judgment. The Sale Transaction was negotiated and entered into in good faith, based upon arm's-length negotiations and without collusion or fraud of any kind. The Purchase Price to be paid by the Purchaser was not controlled by an agreement among potential bidders. Neither the Purchaser nor any of its affiliates, officers, directors, managers, shareholders, or any of their respective successors or assigns is an "insider" of the Diocese, as that term is defined in section 101(31) of the Bankruptcy Code.

L. The Diocese may sell the Property free and clear of all Encumbrances of any kind or nature whatsoever, to the greatest extent permitted under sections 105 and 363 of the Bankruptcy Code and other applicable law, whether such Encumbrances are known or unknown, choate or inchoate, filed or unfiled, scheduled or unscheduled, recorded or unrecorded, contingent or non-contingent, liquidated or unliquidated, matured or unmatured, noticed or unnoticed, perfected or unperfected, allowed or disallowed, disputed or undisputed, whether accruing prior to or subsequent to the commencement of the Chapter 11 Case, whether imposed by agreement, understanding, law, equity or otherwise, relating to, accruing or arising at any time prior to the Closing, because, in each case, one or more of the standards set forth in Bankruptcy Code section 363(f) has been satisfied. Accordingly, all persons having Encumbrances of any kind or nature whatsoever against or in any of the Property shall be forever barred, estopped, and permanently enjoined from pursuing or asserting such Encumbrances against the Property, the Purchaser, or any of its assets, property, successors, or assigns.

M. The transfer of the Property to the Purchaser shall be a legal, valid and effective transfer of the Property and shall vest the Purchaser with all right, title and interest in and to the Property.

N. All findings of fact and conclusions of law announced by the Court at the Sale Hearing are incorporated herein.

# NOW THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED THAT:

- 1. The Sale Motion is GRANTED, as set forth herein.
- 2. All objections to the Sale Motion or to the relief granted herein that have not been withdrawn, waived or settled, and all reservations of rights included therein, are overruled on the merits.

3. Notice of the hearing on the Sale Motion was fair and adequate under the circumstances and complied in all respects with 11 U.S.C. § 102(1) and Bankruptcy Rules 2002, 6004, 9006, 9007 and 9014.

#### Approval of the Sale Transaction

4. The Purchaser is hereby designated as the Successful Bidder for the Property. The Purchase Agreement is approved in its entirety. The sale of the Property to the Purchaser, as contemplated in the Sale Motion, is approved pursuant to sections 105(a) and 363 of the Bankruptcy Code. The Diocese and its officers, directors, employees and agents are hereby authorized to take such actions as are necessary to consummate the transaction contemplated in the Sale Motion, and in connection therewith, are hereby authorized to execute and deliver any agreements, instruments and documents that may be reasonably necessary or desirable to implement and effectuate the provisions of this Order and the transactions approved hereby and to take all further actions as may reasonably be requested by the Purchaser for the purpose of selling, assigning, transferring, granting, conveying, conferring and delivering the Property to the Purchaser, all without further order of this Court.

#### Transfer of the Property

- 5. Pursuant to sections 105(a), 363(b) and 363(f) of the Bankruptcy Code; the Property shall be transferred to the Purchaser at the Closing free and clear of all Encumbrances of any kind or nature whatsoever and all such Encumbrances shall attach to the net cash proceeds of the transactions in the order of their priority, with the same validity, force and effect that they now have as against the Property, subject to any claims and defenses the Diocese or any other party may possess with respect thereto.
- 6. The Purchaser shall not be liable or obligated, or assume or in any way be responsible for, any liabilities or obligations of the Diocese or its estate (whether direct or indirect, liquidated or

unliquidated, choate or inchoate, or contingent or fixed) arising before or after the consummation of the Sale Transaction. All persons or entities holding Encumbrances of any kind or nature with respect to the Property are hereby barred, estopped, and permanently enjoined from asserting, prosecuting or otherwise pursuing such Encumbrances against the Purchaser, its successors or assigns, or the Property. This Order is and shall be effective as a determination that all such Encumbrances shall be and are, without further action by any person or entity, released with respect to the Property as of the date of the Closing of the transactions contemplated in the Sale Motion.

- 7. All property taxes, to the extent such taxes are due and owing on the Property, shall be paid on the closing date on the sale of the Property, from the Property sale proceeds. All Encumbrances on the Property shall be and hereby are deemed to be divested, canceled, terminated, and discharged. This Order is deemed to be in recordable form sufficient to be placed in the filing or recording system of each and every federal, state or local government agency, department or office. A copy of this Order may be filed with the appropriate clerk or recorded with the recorder to act to cancel any of the Encumbrances or other encumbrances of record.
- 8. Each and every federal, state and local government agency or department and all filing agents, filing officers, title agents, title companies, recorders of mortgages, recorders of deeds and other similar persons are hereby directed to accept any and all documents and instruments necessary and appropriate to consummate the transactions contemplated by the Purchase Agreement and this Order. This Order is and shall be binding upon and govern the acts of all persons and entities, including, without limitation, all filing agents, filing officers, title agents, title companies, recorders of mortgages, recorders of deeds, registrars of deeds, administrative agencies, governmental departments, secretaries of state, federal and local officials, and all other persons and entities who may be required by operation of law, the duties of their office or contract, to accept, file, register or otherwise record or release any documents or instruments, or who may be required

to report or insure any title or state of title in or to any lease, and each of the foregoing persons and entities is hereby directed to accept for filing any and all of the documents and instruments necessary and appropriate to consummate the transactions contemplated by the Purchase Agreement and to cancel, terminate and release Encumbrances on the Property.

- 9. The Purchaser is deemed a purchaser in good faith of the Property and thus entitled to all of the protections afforded by section 363(m) of the Bankruptcy Code, including, without limitation, in the event that this Order is modified on appeal or reversed.
- 10. The transfer of the Property shall be deemed for all purposes to constitute a transfer for reasonably equivalent value and fair consideration under the Bankruptcy Code and any other applicable law and no damages may be assessed against the Purchaser or any other party pursuant to section 363(n) of the Bankruptcy Code.
- 11. The provisions of Bankruptcy Rule 6004(h) shall not apply to stay consummation of the transactions contemplated by the Sale Motion, and the Diocese and the Purchaser are hereby authorized to consummate such transactions immediately upon entry of this Order.
- 12. This Order shall be binding in all respects upon all creditors of, and holders of equity interests in, the Diocese (whether known or unknown), any holders of Encumbrances, all parties in interest in this Chapter 11 Case, the Purchaser and all successors and assigns of the Purchaser, the Diocese, and any subsequent trustees appointed in the Chapter 11 Case or upon a conversion to Chapter 7 under the Bankruptcy Code. Nothing contained in any Chapter 11 plan confirmed in this Chapter 11 Case, or in any related confirmation order, disclosure statement, or order approving disclosure statement shall conflict with or derogate from the provisions of this Order, this Order and the transactions being in contemplation of, in furtherance of and in connection with such Chapter 11 plan.

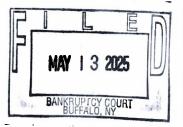
# Additional Provisions

- 13. The automatic stay provisions of section 362 of the Bankruptcy Code are vacated and modified to the extent necessary to implement the terms and provisions of this Order.
- 14. The Closing of the Sale Transaction shall occur in accordance with the terms and conditions of the Purchase Agreement unless the Diocese, in its discretion, and the Purchaser agree otherwise in writing.
- 15. This Court shall retain jurisdiction to determine any dispute, issue, or other matter arising in connection with the Sale Transaction or this Order.
- 16. Pursuant to the Order Authorizing Employment and Retention of Howard Hanna Professionals as Real Estate Broker to the Diocese [Docket No. 2784], the Diocese is authorized to pay Howard Hanna Professionals a broker's commission of six (6%) percent of the Purchase Price equaling \$4,740, from the proceeds of the Sale Transaction.
- 17. The Diocese is authorized to perform such acts and expend such funds as may be necessary to implement the terms and provisions of this Order.

Dated: May 13, 2025 Buffalo, New York

Hon. Carl L. Bucki

Chief United States Bankruptcy Judge



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